

042.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel
784,400 / 784,400

USE VALUE:

784,400 / 784,400

ASSESSED:

784,400 / 784,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUGHAN TERESA M / TRUSTEE				
Owner 2:	TERESA M VAUGHAN REVOCABLE				
Owner 3:	LIVING TRUST				
Street 1:	47 PALMER ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	VAUGHAN F.T.TRUSTEES -		
Owner 2:	FRANCES VAUGHAN TRUST/TERESA -		
Street 1:	93 WARREN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,637 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6637		Sq. Ft.	Site		0	80.	0.93	1									495,290						495,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							29007
							GIS Ref
							GIS Ref
							Insp Date
							11/29/18

PREVIOUS ASSESSMENT

Parcel ID 042.0-0003-0007.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	282,100	7100	6,637.	495,300	784,500	784,500
2019	101	FV	225,200	7100	6,637.	526,200	758,500	758,500
2018	101	FV	225,200	7100	6,637.	383,800	616,100	616,100
2017	101	FV	225,200	7100	6,637.	334,300	566,600	566,600
2016	101	FV	225,200	7100	6,637.	284,800	517,100	517,100
2015	101	FV	212,400	7100	6,637.	278,600	498,100	498,100
2014	101	FV	212,400	7100	6,637.	229,100	448,600	448,600
2013	101	FV	212,400	7100	6,637.	217,900	437,400	437,400

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAUGHAN F.T.TR	72060-144	1	12/27/2018	Convenience	100	No	No		
VAUGHAN FRANCIS	50065-325		9/6/2007	Family	1	No	No		
	14609-65		5/1/1982		1	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/1999	223	Manual	10,000				V/SIDING	
6/30/1995	373	Manual	3,000				REPLACE PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	189	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

**USER DEFINED**

Prior Id # 1:	29007
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	18:45:33
LAST REV Date	Time
04/09/19	14:13:17
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:																																																																																																
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																																																																																																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:																																																																																																
OthrFix:	Rating:	OthrFix:	Rating:																																																																																																				
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																																																																																															
Grade: C - Average	Year Blt: 1902	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units: 1																																																																																															
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	A Kits:	Rating:	Other																																																																																																	
				Fpl:	Rating:	Upper																																																																																																	
				WSFlue:	Rating:	Lvl 2																																																																																																	
								Lvl 1																																																																																															
								Lower																																																																																															
								Totals	RMS: 6	BRs: 3	Baths: 1	HB																																																																																											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																																																																																											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31.	% Functional:	%	Exterior:	No Unit	RMS	BRs	FL																																																																																											
Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	Total: 20%	Override:	Economic:	%	Interior:	1	6	3	M																																																																																													
Bsmnt Flr: 12 - Concrete	Subfloor:			Special:	%	Additions:																																																																																																	
Bsmnt Gar:	Electric: 3 - Typical			Override:	%	Kitchen:																																																																																																	
Insulation: 2 - Typical	Int vs Ext: S			Total: 31 %		Baths:																																																																																																	
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam					Plumbing:																																																																																																	
# Heat Sys: 1	% Heated: 100	% AC:				Electric:																																																																																																	
Solar HW: NO	% Com Wall:	% Sprinkled:				Heating:																																																																																																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.0-0003-0007.0																																																																																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
4	Garage W/Lof	D	Y	1	26X21	A	AV	1925	21.54	T	40	101			7,100		7,100																																																																																						
More: N				Total Yard Items: 7,100				Total Special Features:				Total: 7,100																																																																																											
SKETCH																																																																																																							
<p>The sketch illustrates a residential property layout. The main building footprint is labeled 'FFL BMT (208)' and contains '26' rooms. To the left is a 'UAT SFL FFL BMT (678)' area. A separate section labeled 'FFL BMT (24)' contains '13' rooms. A 'OFF 10 (222)' area is shown at the bottom right. Various room numbers are marked: 11, 12, 5, 9, 8, 1, 14, 6, 19, 13, 11, 4, and 28. A scale bar indicates 8 units.</p>																																																																																																							
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<p>A photograph showing the exterior of a two-story house. The house has a white exterior, a prominent front porch with white railings, and a chimney. It is surrounded by trees and a wooden utility pole is visible in the foreground. A car is partially visible in the lower right corner.</p>																																																																																																							
AssessPro Patriot Properties, Inc																																																																																																							